

Fill in this information to identify the case:

Debtor name Winning Solutions Real Estate LLC

United States Bankruptcy Court for the:  
Southern District of Texas

Case number (if known): 21-60050

Check if this is an amended filing

## Official Form 206A/B

### Schedule A/B: Assets — Real and Personal Property

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on Schedule G: Executory Contracts and Unexpired Leases (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

#### Part 1: Cash and cash equivalents

1. Does the debtor have any cash or cash equivalents?

No. Go to Part 2.

Yes. Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor	Current value of debtor's interest

2. Cash on hand

3. Checking, savings, money market, or financial brokerage accounts (Identify all)

Name of institution (bank or brokerage firm)	Type of account	Last 4 digits of account number
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3.1 <u>Capital One Bank</u>	<u>Checking account</u>	<u>7635</u>	<u>(Unknown)</u>
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Additional Page Total - See continuation page for additional entries

<u>\$92,604.05</u>
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4. Other cash equivalents (Identify all)

None

5. Total of Part 1

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

<u>\$92,604.05</u>
--------------------

#### Part 2: Deposits and prepayments

6. Does the debtor have any deposits or prepayments?

No. Go to Part 3.

Yes. Fill in the information below.



7. Deposits, including security deposits and utility deposits

Description, including name of holder of deposit

None



Debtor Winning Solutions Real Estate LLC  
Name \_\_\_\_\_

Case number (if known) 21-60050

None

**17. Total of Part 4**

Add lines 14 through 16 (including any additional sheets). Copy the total to line 83.

\$0.00

**Part 5: Inventory, excluding agriculture assets**

**18. Does the debtor own any inventory (excluding agriculture assets)?**

No. Go to Part 6.

Yes. Fill in the information below.

General description	Date of the last physical inventory	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest

**19. Raw materials**

None

**20. Work in progress**

None

**21. Finished goods, including goods held for resale**

None

**22. Other inventory or supplies**

None

**23. Total of Part 5**

Add lines 19 through 22 (including any additional sheets). Copy the total to line 84.

\$0.00

**24. Is any of the property listed in Part 5 perishable?**

No

Yes

**25. Has any of the property listed in Part 5 been purchased within 20 days before the bankruptcy was filed?**

No

Yes

**26. Has any of the property listed in Part 5 been appraised by a professional within the last year?**

No

Yes

**Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)**

**27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?**

No. Go to Part 7.

Yes. Fill in the information below.

Debtor	<u>Winning Solutions Real Estate LLC</u> Name	Case number (if known)	<u>21-60050</u>																																																																												
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Debtor Winning Solutions Real Estate LLC  
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None

**49. Aircraft and accessories**

None

**50. Other machinery, fixtures, and equipment (excluding farm machinery and equipment)**

None

**51. Total of Part 8**

Add lines 47 through 50. Copy the total to line 87.

\$0.00

**52. Is a depreciation schedule available for any of the property listed in Part 8?**

- No  
 Yes

**53. Has any of the property listed in Part 8 been appraised by a professional within the last year?**

- No  
 Yes

**Part 9: Real Property**

**54. Does the debtor own or lease any real property?**

- No. Go to Part 10.  
 Yes. Fill in the information below.

General description Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building), if available	Nature and extent of debtor's interest in property	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
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**55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has interest**

55.1 <u>12190 Plank Road (LA)</u>	<u>Fee Simple</u>	<u>(Unknown)</u>	<u>Taxing Value</u>	<u>\$1,596,500.00</u>
55.2 <u>225 East Loop (TX)</u>	<u>Fee Simple</u>	<u>(Unknown)</u>	<u>Taxing Value</u>	<u>\$900,114.00</u>
55.3 <u>701 Roosevelt Ave. (AL)</u>	<u>Fee Simple</u>	<u>(Unknown)</u>	<u>Taxing Value</u>	<u>\$498,600.00</u>
55.4 <u>Harbor Hills Drive (TX)</u>	<u>Fee Simple</u>	<u>(Unknown)</u>		<u>(Unknown)</u>

**56. Total of Part 9**

Add the current value on lines 55.1 through 55.3 and entries from any addition sheets. Copy the total to line 88.

\$2,995,214.00

**57. Is a depreciation schedule available for any of the property listed in Part 9?**

- No  
 Yes

Debtor Winning Solutions Real Estate LLC  
Name \_\_\_\_\_

Case number (if known) 21-60050

58. Has any of the property listed in Part 9 been appraised by a professional within the last year?

- No  
 Yes

**Part 10: Intangibles and Intellectual Property**

59. Does the debtor have any interests in intangibles or intellectual property?

- No. Go to Part 11.  
 Yes. Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest

60. Patents, copyrights, trademarks, and trade secrets

None

61. Internet domain names and websites

None

62. Licenses, franchises, and royalties

None

63. Customer lists, mailing lists, or other compilations

None

64. Other intangibles, or intellectual property

None

65. Goodwill

None

66. Total of Part 10

Add lines 60 through 65. Copy the total to line 89.

\$0.00

67. Do your lists or records include personally identifiable information of customers? (as defined in 11 U.S.C. §§ 101(41A) and 107)

- No  
 Yes

68. Is there an amortization or other similar schedule available for any of the property listed in Part 10?

- No  
 Yes

69. Has any of the property listed in Part 10 been appraised by a professional within the last year?

- No  
 Yes

Debtor Winning Solutions Real Estate LLC  
Name \_\_\_\_\_

Case number (if known) 21-60050

**Part 11: All other assets**

**70. Does the debtor own any other assets that have not yet been reported on this form?**

- No. Go to Part 12.  
 Yes. Fill in the information below.

**Current value of debtor's interest**

**71. Notes receivable**

Description (include name of obligor)

None

**72. Tax refunds and unused net operating losses (NOLs)**

Description (for example, federal, state, local)

None

**73. Interests in insurance policies or annuities**

None

**74. Causes of action against third parties (whether or not a lawsuit has been filed)**

None

**75. Other contingent and unliquidated claims or causes of action of every nature, including counterclaims of the debtor and rights to set off claims**

None

**76. Trusts, equitable or future interests in property**

None

**77. Other property of any kind not already listed** Examples: Season tickets, country club membership

None

**78. Total of Part 11**

Add lines 71 through 77. Copy the total to line 90.

\$0.00

**79. Has any of the property listed in Part 11 been appraised by a professional within the last year?**

- No  
 Yes

Debtor Winning Solutions Real Estate LLC  
Name \_\_\_\_\_

Case number (if known) 21-60050

Part 12: Summary

Type of property	Current value of personal property	Current value of real property
80. Cash, cash equivalents, and financial assets. Copy line 5, Part 1.	<u>\$92,604.05</u>	
81. Deposits and prepayments. Copy line 9, Part 2.	<u>\$0.00</u>	
82. Accounts receivable. Copy line 12, Part 3.	<u>\$10,541.67</u>	
83. Investments. Copy line 17, Part 4.	<u>\$0.00</u>	
84. Inventory. Copy line 23, Part 5.	<u>\$0.00</u>	
85. Farming and fishing-related assets. Copy line 33, Part 6.	<u>\$0.00</u>	
86. Office furniture, fixtures, and equipment; collectibles. Copy line 43, Part 7.	<u>\$0.00</u>	
87. Machinery, equipment, and vehicles. Copy line 51, Part 8.	<u>\$0.00</u>	
88. Real property. Copy line 56, Part 9.....		→ <u>\$2,995,214.00</u>
89. Intangibles and intellectual property. Copy line 66, Part 10.	<u>\$0.00</u>	
90. All other assets. Copy line 78, Part 11.	+ <u>\$0.00</u>	
91. Total. Add lines 80 through 90 for each column.....	<u>91a. \$103,145.72</u>	<u>91b. \$2,995,214.00</u>
92. Total of all property on Schedule A/B. Lines 91a + 91b = 92 .....		<u>\$3,098,359.72</u>

Debtor

Winning Solutions Real Estate LLC

Name

Case number (if known)

21-60050**Additional Page**

All cash or cash equivalents owned or controlled by the debtor	Current value of debtor's interest
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**3. Checking, savings, money market, or financial brokerage accounts - Continued**

Name of institution (bank or brokerage firm)	Type of account	Last 4 digits of account number	Current value of debtor's interest
3.2 <u>Wells Fargo</u>	<u>Checking account</u>	<u>4358</u>	<u>\$94.88</u>
3.3 <u>Compass Bank</u>	<u>Checking account</u>	<u>2187</u>	<u>\$2,079.66</u>
3.4 <u>Orgin Bank</u>	<u>Checking account</u>	<u>6886</u>	<u>\$866.17</u>
3.5 <u>Regions Bank</u>	<u>Checking account</u>	<u>2614</u>	<u>\$923.00</u>
3.6 <u>Signature Bank</u>	<u>Checking account</u>	<u>3742</u>	<u>\$88,545.99</u>
3.7 <u>Wells Fargo</u>	<u>Savings account</u>	<u>0275</u>	<u>\$94.34</u>
3.8 <u>Capital One Bank</u>	<u>Savings account</u>	<u>3786</u>	<u>\$0.01</u>

**General description**

Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building), if available

Nature and extent of debtor's interest in property	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
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**55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has interest - Continued**

55.4 <u>Harbor Hills Drive (TX)</u>	<u>Fee Simple</u>	<u>(Unknown)</u>	<u>(Unknown)</u>
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Fill in this information to identify the case:

Debtor name Winning Solutions Real Estate LLCUnited States Bankruptcy Court for the:  
Southern District of TexasCase number (if known): 21-60050 Check if this is an amended filing**Official Form 206D****Schedule D: Creditors Who Have Claims Secured by Property**

12/15

**Be as complete and accurate as possible.****1. Do any creditors have claims secured by debtor's property?**

- No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.  
 Yes. Fill in all of the information below.

**Part 1: List Creditors Who Have Secured Claims**

- 2. List in alphabetical order all creditors who have secured claims.** If a creditor has more than one secured claim, list the creditor separately for each claim.

Column A	Column B
Amount of claim Do not deduct the value of collateral.	Value of collateral that supports this claim

**2.1 Creditor's name**

Capital One

**Describe debtor's property that is subject to a lien**

\$944,909.84

\$1,596,500.00

**Creditor's mailing address**

Attn: Bankruptcy

12190 Plank Road (LA)

PO Box 30285

12190 Plank Road Baton Rouge, LA 70811

Salt Lake City, UT 84130-0285

**Describe the lien****Creditor's email address, if known****Is the creditor an insider or related party?**

Date debt was incurred \_\_\_\_\_

 No

Last 4 digits of account number \_\_\_\_\_

 Yes.**Do multiple creditors have an interest in the same property?**Is anyone else liable on this claim?  
 No  
 Yes. Fill out Schedule H: Codebtors (Official Form 206H). No.**As of the petition filing date, the claim is:** Yes. Specify each creditor, including this creditor, and its relative priority.

Check all that apply.

- Contingent  
 Unliquidated  
 Disputed

1) Capital One

2) Newtek Small Business Finance LLC

- 3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.**

\$6,650,450.76

Debtor Winning Solutions Real Estate LLC  
Name \_\_\_\_\_

Case number (if known) 21-60050**Part 1: Additional Page**

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

**2.2 Creditor's name**Citizens National Bank**Describe debtor's property that is subject to a lien**\$592,283.16**Column A**

**Amount of claim**  
Do not deduct the value of collateral.

**Column B**  
**Value of collateral that supports this claim**

**Creditor's mailing address**Mexia Branch405 E. Milam St., P.O. Box #110Mexia, TX 76667**Creditor's email address, if known**Date debt was incurred 4/15/2016Last 4 digits of account number \_\_\_\_\_**Do multiple creditors have an interest in the same property?** No. Yes. Have you already specified the relative priority? No. Specify each creditor, including this creditor, and its relative priority.1) **Citizens National Bank**

2) Freestone County

3) Newtek Small Business Finance LLC

**Describe the lien****Is the creditor an insider or related party?** No Yes.**Is anyone else liable on this claim?** No Yes. Fill out Schedule H: Codebtors (Official Form 206H).**As of the petition filing date, the claim is:**

Check all that apply.

- Contingent
- Unliquidated
- Disputed

**Remarks:** Loan No. 8875782

Debtor Winning Solutions Real Estate LLC  
Name \_\_\_\_\_

Case number (if known) 21-60050

**Part 1: Additional Page**

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

Column A	Column B		
<b>Amount of claim</b> Do not deduct the value of collateral.	<b>Value of collateral that supports this claim</b>		
<b>2.3 Creditor's name</b> <u>Freestone County</u>	<b>Describe debtor's property that is subject to a lien</b> 225 East Loop (TX) 225 East Loop Teague, TX 75860	<u>\$41,872.11</u>	<u>\$900,114.00</u>
<b>Creditor's mailing address</b> <u>PO Box 257</u> <u>Fairfield, TX 75840</u>	<b>Describe the lien</b> _____		
<b>Creditor's email address, if known</b> _____	<b>Is the creditor an insider or related party?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes.		
<b>Date debt was incurred</b> _____	<b>Is anyone else liable on this claim?</b> <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Fill out Schedule H: Codebtors (Official Form 206H).		
<b>Last 4 digits of account number</b> _____	<b>As of the petition filing date, the claim is:</b> Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed		
<b>Do multiple creditors have an interest in the same property?</b> <input type="checkbox"/> No.			
<input checked="" type="checkbox"/> Yes. Have you already specified the relative priority?  <input type="checkbox"/> No. Specify each creditor, including this creditor, and its relative priority. <input checked="" type="checkbox"/> Yes. The relative priority of creditors is specified on lines <u>2.2</u>			

Debtor Winning Solutions Real Estate LLC  
Name \_\_\_\_\_

Case number (if known) 21-60050

**Part 1: Additional Page**

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

	<b>Column A</b> <b>Amount of claim</b> Do not deduct the value of collateral.	<b>Column B</b> <b>Value of collateral that supports this claim</b>
<b>2.4 Creditor's name</b> <u>Newtek Small Business Finance LLC</u>	<b>Describe debtor's property that is subject to a lien</b>  12190 Plank Road (LA) 12190 Plank Road Baton Rouge, LA 70811	<u>\$4,551,000.00</u>
<b>Creditor's mailing address</b>  <u>1981 Marcus Ave 130</u> <u>Lake Success, NY 11042</u>	 701 Roosevelt Ave. (AL) 701 Roosevelt Ave. Selma, AL 36701  225 East Loop (TX) 225 East Loop Teague, TX 75860	<u>\$2,995,214.00</u>
<b>Creditor's email address, if known</b> _____	<b>Describe the lien</b> promissory note	
<b>Date debt was incurred</b> <u>12/27/2018</u>	<b>Is the creditor an insider or related party?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes.	
<b>Last 4 digits of account number</b> _____	<b>Is anyone else liable on this claim?</b> <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Fill out Schedule H: Codebtors (Official Form 206H).	
<b>Do multiple creditors have an interest in the same property?</b> <input type="checkbox"/> No.	<b>As of the petition filing date, the claim is:</b> Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed	
<input checked="" type="checkbox"/> Yes. Have you already specified the relative priority?  <b>For Asset:</b> <b>12190 Plank Road (LA)</b> 12190 Plank Road Baton Rouge, LA 70811  <input type="checkbox"/> No. Specify each creditor, including this creditor, and its relative priority.  <input checked="" type="checkbox"/> Yes. The relative priority of creditors is specified on lines <u>2.1</u>		
 <b>For Asset:</b> <b>701 Roosevelt Ave. (AL)</b> 701 Roosevelt Ave. Selma, AL 36701  <input checked="" type="checkbox"/> No. Specify each creditor, including this creditor, and its relative priority. 1) Signature Bank 2) <b>Newtek Small Business Finance LLC</b>  <input type="checkbox"/> Yes. The relative priority of creditors is specified on lines _____		
 <b>For Asset:</b> <b>225 East Loop (TX)</b> 225 East Loop Teague, TX 75860  <input type="checkbox"/> No. Specify each creditor, including this creditor, and its relative priority. <input checked="" type="checkbox"/> Yes. The relative priority of creditors is specified on lines <u>2.2</u>		

**Remarks:** Loan No: PLP-33575670-05

**Debtor** Winning Solutions Real Estate LLC  
**Name**

Case number (*if known*) 21-60050

**Part 1: Additional Page**

**Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.**

2.5	<b>Creditor's name</b> Signature Bank	<b>Describe debtor's property that is subject to a lien</b> 701 Roosevelt Ave. (AL) 701 Roosevelt Ave. Selma, AL 36701	\$517,724.80	\$498,600.00
	<b>Creditor's mailing address</b> 6065 Roswell Rd. 110 Atlanta, GA 30328	<b>Describe the lien</b>		
	<b>Creditor's email address, if known</b>	<b>Is the creditor an insider or related party?</b>		
	Date debt was incurred _____	<input checked="" type="checkbox"/> No		
	Last 4 digits of account number	<input type="checkbox"/> Yes.		
	0 7 2 6			
	<b>Do multiple creditors have an interest in the same property?</b>	<b>Is anyone else liable on this claim?</b>		
	<input type="checkbox"/> No.	<input type="checkbox"/> No		
	<input checked="" type="checkbox"/> Yes. Have you already specified the relative priority?	<input checked="" type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H).		
	<input type="checkbox"/> No. Specify each creditor, including this creditor, and its relative priority.			
	<input checked="" type="checkbox"/> Yes. The relative priority of creditors is specified on lines 2.4			
2.6	<b>Creditor's name</b> United Wholesale	<b>Describe debtor's property that is subject to a lien</b> Harbor Hills Drive (TX) Harbor Hills Drive Houston, TX 77054	\$2,660.85	unknown
	<b>Creditor's mailing address</b> Attn: Bankruptcy 585 South Blvd E 48341	<b>Describe the lien</b>		
	<b>Creditor's email address, if known</b>	<b>Is the creditor an insider or related party?</b>		
	Date debt was incurred _____	<input checked="" type="checkbox"/> No		
	Last 4 digits of account number	<input type="checkbox"/> Yes.		
	_____			
	<b>Do multiple creditors have an interest in the same property?</b>	<b>Is anyone else liable on this claim?</b>		
	<input checked="" type="checkbox"/> No.	<input checked="" type="checkbox"/> No		
	<input type="checkbox"/> Yes. Have you already specified the relative priority?	<input checked="" type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H).		
	<input checked="" type="checkbox"/> No. Specify each creditor, including this creditor, and its relative priority.			
	<input type="checkbox"/> Yes. The relative priority of creditors is specified on lines _____			

Debtor Winning Solutions Real Estate LLCCase number (if known) 21-60050

Name

**Part 2: List Others to Be Notified for a Debt Already Listed in Part 1**

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to be notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Name and address	On which line in Part 1 did you enter the related creditor?	Last 4 digits of account number for this entity
Ruzinsky, Bruce J. 1401 McKinney 1900 Houston, TX 77010	Line <u>2.1</u>	_____
Ritchenson, Scott 821 E Southeast Loop 323 530 Tyler, TX 75701	Line <u>2.2</u>	_____
Meyers, Robert P.O. Box 1669 Waco, TX 76703	Line <u>2.3</u>	_____
Mayer, John 7700 San Felipe 550 Houston, TX 77063	Line <u>2.4</u>	_____
Surden, Todd H. 6400 Powers Ferry Road NW 400 Atlanta, GA 30339	Line <u>2.5</u>	_____
Yadlosky, Kristen 6400 Powers Ferry Road NW Atlanta, GA 30339	Line <u>2.5</u>	_____

Fill in this information to identify the case:

Debtor name Winning Solutions Real Estate LLC

United States Bankruptcy Court for the:  
Southern District of Texas

Case number (if known): 21-60050

Check if this is an amended filing

## Official Form 206E/F

### Schedule E/F: Creditors Who Have Unsecured Claims

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on Schedule A/B: Assets - Real and Personal Property (Official Form 206A/B) and on Schedule G: Executory Contracts and Unexpired Leases (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

#### Part 1: List All Creditors with PRIORITY Unsecured Claims

##### 1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507)

No. Go to Part 2.

Yes. Go to line 2.

##### 2. List in alphabetical order all creditors who have unsecured claims that are entitled to priority in whole or in part. If the debtor has more than 3 creditors with priority unsecured claims, fill out and attach the Additional Page of Part 1.

	Total claim	Priority amount
2.1 Priority creditor's name and mailing address <hr/> <hr/> <hr/>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	
Date or dates debt was incurred <hr/>	Basis for the claim: <hr/>	
Last 4 digits of account number _____	Is the claim subject to offset? <input type="checkbox"/> No <input type="checkbox"/> Yes	
Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) _____		
2.2 Priority creditor's name and mailing address <hr/> <hr/> <hr/>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	
Date or dates debt was incurred <hr/>	Basis for the claim: <hr/>	
Last 4 digits of account number _____	Is the claim subject to offset? <input type="checkbox"/> No <input type="checkbox"/> Yes	
Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) _____		

Debtor Winning Solutions Real Estate LLCCase number (if known) 21-60050

Name

## Part 2: List All Creditors with NONPRIORITY Unsecured Claims

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

		Amount of claim
<b>3.1</b>	Nonpriority creditor's name and mailing address  BBVA Compass Bank  Houston Banking Center Northwest  2101 Mangum Rd  Houston, TX 77092-8531	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed  <b>Basis for the claim:</b> _____ <b>Is the claim subject to offset?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
		<u>\$1,329.38</u>
<b>3.2</b>	Nonpriority creditor's name and mailing address  Capital One  P.O. Box 5253  Carol Stream, IL 60197	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed  <b>Basis for the claim:</b> _____ <b>Is the claim subject to offset?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
		<u>\$41,930.01</u>
<b>3.3</b>	Nonpriority creditor's name and mailing address  FD Teauge, TX Holdings, LLC  2439 Kuser Rd.  Hamilton, NJ 08690	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed  <b>Basis for the claim:</b> _____ <b>Is the claim subject to offset?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
		<u>unknown</u>
<b>3.4</b>	Nonpriority creditor's name and mailing address  Orgin Bank  PO Box 1325  Ruston, LA 71273	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed  <b>Basis for the claim:</b> _____ <b>Is the claim subject to offset?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
		<u>\$866.17</u>
<b>3.4</b>	Nonpriority creditor's name and mailing address  Plains Capital Bank  2925 Richmond Ave. 100  77098	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed  <b>Basis for the claim:</b> _____ <b>Is the claim subject to offset?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
		<u>\$19,438.38</u>
	Date or dates debt was incurred _____  Last 4 digits of account number <u>7 6 3 5</u>	
	<b>Remarks:</b> Loan No. 337002070826	
	Date or dates debt was incurred _____  Last 4 digits of account number <u>— — — —</u>	
	<b>Remarks:</b> Tenant is Family Dollar Stores of TX (July 14, 2011)	
	Date or dates debt was incurred _____  Last 4 digits of account number <u>6 8 8 6</u>	
	<b>Remarks:</b>	

Debtor

Winning Solutions Real Estate LLC

Name

Case number (if known)

21-60050

## Part 2: Additional Page

## 3.5 Nonpriority creditor's name and mailing address

Regions BankPO Box 11007Birmingham, AL 35288-0000

As of the petition filing date, the claim is:

Check all that apply.

- Contingent  
 Unliquidated  
 Disputed

\$888.00

Basis for the claim: \_\_\_\_\_

Is the claim subject to offset?

- No  
 Yes

## 3.6 Nonpriority creditor's name and mailing address

The Hanover Insurance CompanyBrown and Joseph LLCOne Pierce Place 770WItasca, IL 60143

As of the petition filing date, the claim is:

Check all that apply.

- Contingent  
 Unliquidated  
 Disputed

unknown

Basis for the claim: \_\_\_\_\_

Is the claim subject to offset?

- No  
 Yes

Date or dates debt was incurred \_\_\_\_\_

Last 4 digits of account number 5 0 0 1

## 3.7 Nonpriority creditor's name and mailing address

WELLS FARGO BANKAttn: Bankruptcy1 Home Campus MAC X2303-01ADes Moines, IA 50328

As of the petition filing date, the claim is:

Check all that apply.

- Contingent  
 Unliquidated  
 Disputed

\$94.88

Basis for the claim: \_\_\_\_\_

Is the claim subject to offset?

- No  
 Yes

Date or dates debt was incurred \_\_\_\_\_

Last 4 digits of account number 4 3 5 8

## 3.8 Nonpriority creditor's name and mailing address

WELLS FARGO BANKAttn: Bankruptcy1 Home Campus MAC X2303-01ADes Moines, IA 50328

As of the petition filing date, the claim is:

Check all that apply.

- Contingent  
 Unliquidated  
 Disputed

\$94.34

Basis for the claim: \_\_\_\_\_

Is the claim subject to offset?

- No  
 Yes

Date or dates debt was incurred \_\_\_\_\_

Last 4 digits of account number 0 2 7 5

Debtor

Winning Solutions Real Estate LLC

Name

Case number (if known)

21-60050**Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims****5. Add the amounts of priority and nonpriority unsecured claims.**

			Total of claim amounts
5a. Total claims from Part 1	5a.		<u>\$0.00</u>
5b. Total claims from Part 2	5b.	+	<u>\$64,641.16</u>
5c. Total of Parts 1 and 2 Lines 5a + 5b = 5c.	5c.		<u><b>\$64,641.16</b></u>

Fill in this information to identify the case:

Debtor name Winning Solutions Real Estate LLC

United States Bankruptcy Court for the:  
Southern District of Texas

Case number (if known): 21-60050 Chapter 7

Check if this is an amended filing

## Official Form 206G

### Schedule G: Executory Contracts and Unexpired Leases

12/15

**Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, numbering the entries consecutively.**

1. Does the debtor have any executory contracts or unexpired leases?

No. Check this box and file this form with the court with the debtor's other schedules. There is nothing else to report on this form.

Yes. Fill in all of the information below even if the contracts or leases are listed on Schedule A/B: Assets - Real and Personal Property (Official Form 206A/B).

#### 2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

<p>2.1 State what the contract or lease is for and the nature of the debtor's interest</p> <p>State the term remaining</p> <p>List the contract number of any government contract</p>	<p>Dollar General Rent 90 months</p> <p>Dollar General 701 Roosevelt Ave. Selma, AL 36701</p>
<p>2.2 State what the contract or lease is for and the nature of the debtor's interest</p> <p>State the term remaining</p> <p>List the contract number of any government contract</p>	<p>Family Dollar Rent 90 months</p> <p>Family Dollar 225 East Loop Teague, TX 75860</p>
<p>2.3 State what the contract or lease is for and the nature of the debtor's interest</p> <p>State the term remaining</p> <p>List the contract number of any government contract</p>	<p>Family Dollar Rent 90 months</p> <p>Family Dollar 12190 Plank Road Baton Rouge, LA 70811</p>
<p>2.4 State what the contract or lease is for and the nature of the debtor's interest</p> <p>State the term remaining</p> <p>List the contract number of any government contract</p>	
<p>2.5 State what the contract or lease is for and the nature of the debtor's interest</p> <p>State the term remaining</p> <p>List the contract number of any government contract</p>	

Fill in this information to identify the case:

Debtor name Winning Solutions Real Estate LLC

United States Bankruptcy Court for the:  
Southern District of Texas

Case number (if known): 21-60050

Check if this is an amended filing

## Official Form 206H

### Schedule H: Codebtors

12/15

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

1. Does the debtor have any codebtors?

- No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.  
 Yes

2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, *Schedules D-G*. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.

	Column 1: Codebtor		Column 2: Creditor	
	Name	Mailing Address	Name	Check all schedules that apply:
2.1	<u>CRMOD Lubbock, P.C.</u>	Street _____	<u>Newtek Small Business Finance</u> LLC	<input checked="" type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
		City _____ State _____ ZIP Code _____		
2.2	<u>Insight Vision Care, P.C.</u>	Street _____	<u>Newtek Small Business Finance</u> LLC	<input checked="" type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
		City _____ State _____ ZIP Code _____	<u>Capital One</u>	<input checked="" type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
			<u>Signature Bank</u>	<input checked="" type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
			<u>Orgin Bank</u>	<input type="checkbox"/> D <input checked="" type="checkbox"/> E/F <input type="checkbox"/> G
2.3	<u>Mordi, Chike Rotimi</u>	<u>3583 Mustang Ridge Lane</u> Street _____	<u>Newtek Small Business Finance</u> LLC	<input checked="" type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
		<u>Pearland, TX 77584</u> City _____ State _____ ZIP Code _____	<u>Citizens National Bank</u>	<input checked="" type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G

Debtor Winning Solutions Real Estate LLC  
Name

Case number (if known) 21-60050

### Additional Page if Debtor Has More Codebtors

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

#### Column 1: Codebtor

Name	Mailing Address
------	-----------------

#### Column 2: Creditor

Name	Check all schedules that apply:
------	---------------------------------

FD Teauge, TX Holdings, LLC  D  
 E/F  
 G

Capital One  D  
 E/F  
 G

Signature Bank  D  
 E/F  
 G

Freestone County  D  
 E/F  
 G

Regions Bank  D  
 E/F  
 G

WELLS FARGO BANK  D  
 E/F  
 G

2.4 Ozougwu, Chinenye Oga

3583 Mustang Ridge Lane  
Street

Citizens National Bank  D  
 E/F  
 G

Pearland, TX 77584  
City State ZIP Code

FD Teauge, TX Holdings, LLC  D  
 E/F  
 G

Capital One  D  
 E/F  
 G

Debtor Winning Solutions Real Estate LLC  
Name \_\_\_\_\_

Case number (if known) 21-60050

### Additional Page if Debtor Has More Codebtors

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

#### Column 1: Codebtor

Name	Mailing Address
------	-----------------

#### Column 2: Creditor

Name	Check all schedules that apply:
------	------------------------------------

Signature Bank  D  
 E/F  
 G

Freestone County  D  
 E/F  
 G

Regions Bank  D  
 E/F  
 G

WELLS FARGO BANK  D  
 E/F  
 G

2.5 Vielma Vision Eyecare Inc.

Street \_\_\_\_\_  
\_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

Newtek Small Business Finance  D  
LLC  E/F  
 G

2.6 \_\_\_\_\_  
Street \_\_\_\_\_  
\_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

Fill in this information to identify the case:

Debtor name Winning Solutions Real Estate LLC

United States Bankruptcy Court for the:  
Southern District of Texas

Case number (if known): 21-60050 Chapter 7

Check if this is an amended filing

## Official Form 206Sum

### Summary of Assets and Liabilities for Non-Individuals

12/15

#### Part 1: Summary of Assets

##### 1. Schedule A/B: Assets—Real and Personal Property (Official Form 206A/B)

###### 1a. Real Property:

Copy line 88 from *Schedule A/B*.....

\$2,995,214.00

###### 1b. Total personal property:

Copy line 91A from *Schedule A/B*.....

\$103,145.72

###### 1c. Total of all property:

Copy line 92 from *Schedule A/B*.....

\$3,098,359.72

#### Part 2: Summary of Liabilities

##### 2. Schedule D: Creditors Who Have Claims Secured by Property (Official Form 206D)

Copy the total dollar amount listed in Column A, *Amount of claim*, from line 3 of *Schedule D*.....

\$6,650,450.76

##### 3. Schedule E/F: Creditors Who Have Unsecured Claims (Official Form 206E/F)

###### 3a. Total claim amounts of priority unsecured claims:

Copy the total claims from Part 1 from line 5a of *Schedule E/F*.....

\$0.00

###### 3b. Total amount of claims of non-priority amount of unsecured claims:

Copy the total of the amount of claims from Part 2 from line 5b of *Schedule E/F*.....

+ \$64,641.16

##### 4. Total liabilities.....

Lines 2 + 3a + 3b

\$6,715,091.92

Fill in this information to identify the case:

Debtor name Winning Solutions Real Estate LLCUnited States Bankruptcy Court for the:  
Southern District of TexasCase number (if known): 21-60050 Check if this is an amended filing**Official Form 207****Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy**

04/19

The debtor must answer every question. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known).

**Part 1: Income****1. Gross revenue from business** None

Identify the beginning and ending dates of the debtor's fiscal year, which may be a calendar year

**Sources of revenue**

Check all that apply

**Gross revenue**

(before deductions and exclusions)

<b>From the beginning of the fiscal year to filing date:</b>	From <u>01/01/2021</u> MM/ DD/ YYYY	to Filing date	<input checked="" type="checkbox"/> Operating a business <input type="checkbox"/> Other _____	unknown \$0.00
<b>For prior year:</b>	From <u>01/01/2020</u> MM/ DD/ YYYY	to <u>12/31/2020</u> MM/ DD/ YYYY	<input checked="" type="checkbox"/> Operating a business <input type="checkbox"/> Other _____	\$94,242.53
<b>For the year before that:</b>	From <u>01/01/2019</u> MM/ DD/ YYYY	to <u>12/31/2019</u> MM/ DD/ YYYY	<input checked="" type="checkbox"/> Operating a business <input type="checkbox"/> Other _____	unknown \$0.00

**2. Non-business revenue**

Include revenue regardless of whether that revenue is taxable. *Non-business income* may include interest, dividends, money collected from lawsuits, and royalties. List each source and the gross revenue for each separately. Do not include revenue listed in line 1.

 None**Description of sources of revenue****Gross revenue from each source**

(before deductions and exclusions)

<b>From the beginning of the fiscal year to filing date:</b>	From <u>01/01/2021</u> MM/ DD/ YYYY	to Filing date
<b>For prior year:</b>	From <u>01/01/2020</u> MM/ DD/ YYYY	to <u>12/31/2020</u> MM/ DD/ YYYY
<b>For the year before that:</b>	From <u>01/01/2019</u> MM/ DD/ YYYY	to <u>12/31/2019</u> MM/ DD/ YYYY

Debtor Winning Solutions Real Estate LLC  
Name \_\_\_\_\_

Case number (if known) 21-60050

**Part 2: List Certain Transfers Made Before Filing for Bankruptcy**

**3. Certain payments or transfers to creditors within 90 days before filing this case**

List payments or transfers—including expense reimbursements—to any creditor, other than regular employee compensation, within 90 days before filing this case unless the aggregate value of all property transferred to that creditor is less than \$6,825. (This amount may be adjusted on 4/01/22 and every 3 years after that with respect to cases filed on or after the date of adjustment.)

None

Creditor's name and address	Dates	Total amount or value	Reasons for payment or transfer <i>Check all that apply</i>
3.1. _____ Creditor's name _____  Street _____ _____ City _____ State _____ ZIP Code _____	_____	_____	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input type="checkbox"/> Other _____

**4. Payments or other transfers of property made within 1 year before filing this case that benefited any insider**

List payments or transfers, including expense reimbursements, made within 1 year before filing this case on debts owed to an insider or guaranteed or co-signed by an insider unless the aggregate value of all property transferred to or for the benefit of the insider is less than \$6,825. (This amount may be adjusted on 4/01/22 and every 3 years after that with respect to cases filed on or after the date of adjustment.) Do not include any payments listed in line 3. *Insiders* include officers, directors, and anyone in control of a corporate debtor and their relatives; general partners of a partnership debtor and their relatives; affiliates of the debtor and insiders of such affiliates; and any managing agent of the debtor. 11 U.S.C. § 101(31).

None

Insider's name and address	Dates	Total amount or value	Reasons for payment or transfer
4.1. _____ Creditor's name _____  Street _____ _____ City _____ State _____ ZIP Code _____  Relationship to debtor _____ _____	_____	_____	_____

**5. Repossessions, foreclosures, and returns**

List all property of the debtor that was obtained by a creditor within 1 year before filing this case, including property repossessed by a creditor, sold at a foreclosure sale, transferred by a deed in lieu of foreclosure, or returned to the seller. Do not include property listed in line 6.

None

Creditor's name and address	Description of the property	Date	Value of property
5.1. _____ Creditor's name _____  Street _____ _____ City _____ State _____ ZIP Code _____	_____	_____	_____

Debtor Winning Solutions Real Estate LLC  
Name \_\_\_\_\_

Case number (if known) 21-60050

#### 6. Setoffs

List any creditor, including a bank or financial institution, that within 90 days before filing this case set off or otherwise took anything from an account of the debtor without permission or refused to make a payment at the debtor's direction from an account of the debtor because the debtor owed a debt.

None

Creditor's name and address	Description of the action creditor took	Date action was taken	Amount
5.1. _____	_____	_____	_____
Creditor's name _____ Street _____	XXXX- _____		
City _____	State _____	ZIP Code _____	

#### Part 3: Legal Actions or Assignments

#### 7. Legal actions, administrative proceedings, court actions, executions, attachments, or governmental audits

List the legal actions, proceedings, investigations, arbitrations, mediations, and audits by federal or state agencies in which the debtor was involved in any capacity—within 1 year before filing this case.

None

Case title	Nature of case	Court or agency's name and address	Status of case
_____	_____	Name _____	<input type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
Case number _____		Street _____	
		City _____ State _____ ZIP Code _____	

#### 8. Assignments and receivership

List any property in the hands of an assignee for the benefit of creditors during the 120 days before filing this case and any property in the hands of a receiver, custodian, or other court-appointed officer within 1 year before filing this case.

None

Custodian's name and address	Description of the property	Value
Custodian's name _____ Street _____	Case title _____	Court name and address Name _____
City _____ State _____ ZIP Code _____	Case number _____	Street _____
	Date of order or assignment _____	City _____ State _____ ZIP Code _____

#### Part 4: Certain Gifts and Charitable Contributions

#### 9. List all gifts or charitable contributions the debtor gave to a recipient within 2 years before filing this case unless the aggregate value of the gifts to that recipient is less than \$1,000

None

Debtor Winning Solutions Real Estate LLC  
Name \_\_\_\_\_

Case number (if known) 21-60050

Recipient's name and address	Description of the gifts or contributions	Dates given	Value
Recipient's name  Street  City      State      ZIP Code			
<b>Recipient's relationship to debtor</b>			

#### Part 5: Certain Losses

##### 10. All losses from fire, theft, or other casualty within 1 year before filing this case.

None

Description of the property lost and how the loss occurred	Amount of payments received for the loss	Date of loss	Value of property lost
	If you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received.  List unpaid claims on Official Form 106A/B (Schedule A/B: Assets – Real and Personal Property).		

10.1. \_\_\_\_\_

#### Part 6: Certain Payments or Transfers

##### 11. Payments related to bankruptcy

List any payments of money or other transfers of property made by the debtor or person acting on behalf of the debtor within 1 year before the filing of this case to another person or entity, including attorneys, that the debtor consulted about debt consolidation or restructuring, seeking bankruptcy relief, or filing a bankruptcy case.

None

Who was paid or who received the transfer?	If not money, describe any property transferred	Dates	Total amount or value
Address  Street  City      State      ZIP Code			
Email or website address			
<b>Who made the payment, if not debtor?</b>			

Debtor Winning Solutions Real Estate LLC  
Name \_\_\_\_\_

Case number (if known) 21-60050

**12. Self-settled trusts of which the debtor is a beneficiary**

List any payments or transfers of property made by the debtor or a person acting on behalf of the debtor within 10 years before the filing of this case to a self-settled trust or similar device.

Do not include transfers already listed on this statement.

None

12.1.	Name of trust or device	Describe any property transferred	Dates transfers were made	Total amount or value
_____	_____	_____	_____	_____
_____	Trustee	_____	_____	_____

**13. Transfers not already listed on this statement**

List any transfers of money or other property—by sale, trade, or any other means—made by the debtor or a person acting on behalf of the debtor within 2 years before the filing of this case to another person, other than property transferred in the ordinary course of business or financial affairs. Include both outright transfers and transfers made as security. Do not include gifts or transfers previously listed on this statement.

None

13.1.	Who received the transfer?	Description of property transferred or payments received or debts paid in exchange	Date transfer was made	Total amount or value
_____	_____	_____	_____	_____
_____	Address	_____	_____	_____
_____	Street	_____	_____	_____
_____	City	State	ZIP Code	_____
_____	Relationship to debtor	_____	_____	_____

**Part 7: Previous Locations**

**14. Previous addresses**

List all previous addresses used by the debtor within 3 years before filing this case and the dates the addresses were used.

Does not apply

14.1.	Address	Dates of occupancy
_____	Street	From _____ To _____
_____	_____	_____
_____	City	State ZIP Code

**Part 8: Health Care Bankruptcies**

Debtor Winning Solutions Real Estate LLC  
Name \_\_\_\_\_

Case number (if known) 21-60050

#### 15. Health Care bankruptcies

Is the debtor primarily engaged in offering services and facilities for:  
 —diagnosing or treating injury, deformity, or disease, or  
 —providing any surgical, psychiatric, drug treatment, or obstetric care?

No. Go to Part 9.

Yes. Fill in the information below.

Facility name and address	Nature of the business operation, including type of services the debtor provides	If debtor provides meals and housing, number of patients in debtor's care
15.1. _____		
Facility name	_____	
Street	<b>Location where patient records are maintained</b> (if different from facility address). If electronic, identify any service provider. _____	
City	State	ZIP Code
<b>How are records kept?</b> <i>Check all that apply:</i> <input type="checkbox"/> Electronically <input type="checkbox"/> Paper		

#### Part 9: Personally Identifiable Information

#### 16. Does the debtor collect and retain personally identifiable information of customers?

No.

Yes. State the nature of the information collected and retained. \_\_\_\_\_

Does the debtor have a privacy policy about that information?

No

Yes

#### 17. Within 6 years before filing this case, have any employees of the debtor been participants in any ERISA, 401(k), 403(b) or other pension or profit-sharing plan made available by the debtor as an employee benefit?

No. Go to Part 10.

Yes. Does the debtor serve as plan administrator?

No. Go to Part 10.

Yes. Fill in below:

Name of plan	Employer identification number of the plan
_____	EIN: _____
Has the plan been terminated? <input type="checkbox"/> No <input type="checkbox"/> Yes	

#### Part 10: Certain Financial Accounts, Safe Deposit Boxes, and Storage Units

#### 18. Closed financial accounts

Within 1 year before filing this case, were any financial accounts or instruments held in the debtor's name, or for the debtor's benefit, closed, sold, moved, or transferred?

Include checking, savings, money market, or other financial accounts; certificates of deposit; and shares in banks, credit unions, brokerage houses, cooperatives, associations, and other financial institutions.

None

Debtor Winning Solutions Real Estate LLC  
Name \_\_\_\_\_

Case number (if known) 21-60050

Financial institution name and address	Last 4 digits of account number	Type of account	Date account was closed, sold, moved, or transferred	Last balance before closing or transfer
--	---------------------------------	-----------------	--	---

18.1 \_\_\_\_\_ XXXX- \_\_\_\_\_

Name \_\_\_\_\_  
Street \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

Checking  
 Savings  
 Money market  
 Brokerage  
 Other

#### 19. Safe deposit boxes

List any safe deposit box or other depository for securities, cash, or other valuables the debtor now has or did have within 1 year before filing this case.

None

19.1	Depository institution name and address	Names of anyone with access to it	Description of the contents	Does debtor still have it?
	Name _____ Street _____ City _____ State _____ ZIP Code _____	Address _____	_____	<input type="checkbox"/> No <input type="checkbox"/> Yes

#### 20. Off-premises storage

List any property kept in storage units or warehouses within 1 year before filing this case. Do not include facilities that are in a part of a building in which the debtor does business.

None

20.1	Facility name and address	Names of anyone with access to it	Description of the contents	Does debtor still have it?
	Name _____ Street _____ City _____ State _____ ZIP Code _____	Address _____	_____	<input type="checkbox"/> No <input type="checkbox"/> Yes

#### Part 11: Property the Debtor Holds or Controls That the Debtor Does Not Own

#### 21. Property held for another

List any property that the debtor holds or controls that another entity owns. Include any property borrowed from, being stored for, or held in trust. Do not list leased or rented property.

None

Debtor Winning Solutions Real Estate LLC  
Name \_\_\_\_\_

Case number (if known) \_\_\_\_\_ 21-60050

Owner's name and address	Location of the property	Description of the property	Value
Name _____	_____	_____	_____
Street _____	_____	_____	_____
City _____	State _____ ZIP Code _____	_____	_____

**Part 12: Details About Environmental Information**

For the purpose of Part 12, the following definitions apply:

- *Environmental law* means any statute or governmental regulation that concerns pollution, contamination, or hazardous material, regardless of the medium affected (air, land, water, or any other medium).
- *Site* means any location, facility, or property, including disposal sites, that the debtor now owns, operates, or utilizes or that the debtor formerly owned, operated, or utilized.
- *Hazardous material* means anything that an environmental law defines as hazardous or toxic, or describes as a pollutant, contaminant, or a similarly harmful substance.

**Report all notices, releases, and proceedings known, regardless of when they occurred**

**22. Has the debtor been a party in any judicial or administrative proceeding under any environmental law?**

Include settlements and orders.

No

Yes. Provide details below.

Case title	Court or agency name and address	Nature of the case	Status of case
_____	_____	_____	<input type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
<b>Case number</b> _____	Name _____ Street _____ _____	City _____ State _____ ZIP Code _____	_____

**23. Has any governmental unit otherwise notified the debtor that the debtor may be liable or potentially liable under or in violation of an environmental law?**

No

Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
Name _____ Street _____ _____	Name _____ Street _____ _____	_____	_____
City _____ State _____ ZIP Code _____	City _____ State _____ ZIP Code _____	_____	_____

**24. Has the debtor notified any governmental unit of any release of hazardous material?**

No

Yes. Provide details below.

Debtor Winning Solutions Real Estate LLC  
Name \_\_\_\_\_

Case number (if known) \_\_\_\_\_ 21-60050

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
Name _____ Street _____ City _____ State _____ ZIP Code	Name _____ Street _____ City _____ State _____ ZIP Code		

**Part 13: Details About the Debtor's Business or Connections to Any Business****25. Other businesses in which the debtor has or has had an interest**

List any business for which the debtor was an owner, partner, member, or otherwise a person in control within 6 years before filing this case. Include this information even if already listed in the Schedules.

None

Business name and address	Describe the nature of the business	Employer Identification number Do not include Social Security number or ITIN.
Name _____ Street _____ City _____ State _____ ZIP Code	EIN: _____  <b>Dates business existed</b> From _____ To _____	

25.1.

**26. Books, records, and financial statements**

## 26a. List all accountants and bookkeepers who maintained the debtor's books and records within 2 years before filing this case.

None

Name and address	Dates of service
Name _____ Street _____ City _____ State _____ ZIP Code	From _____ To _____

26a.1.

## 26b. List all firms or individuals who have audited, compiled, or reviewed debtor's books of account and records or prepared a financial statement within 2 years before filing this case.

None

Debtor	Winning Solutions Real Estate LLC Name		Case number (if known)	21-60050
<b>Name and address</b>		<b>Dates of service</b>		
26b.1.			From _____	To _____
	Name			
	Street			
	City	State	ZIP Code	
26c. List all firms or individuals who were in possession of the debtor's books of account and records when this case is filed.				
<input checked="" type="checkbox"/> None				
<b>Name and address</b>		<b>If any books of account and records are unavailable, explain why</b>		
26c.1.				
	Name			
	Street			
	City	State	ZIP Code	
26d. List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom the debtor issued a financial statement within 2 years before filing this case.				
<input checked="" type="checkbox"/> None				
<b>Name and address</b>				
26d.1.				
	Name			
	Street			
	City	State	ZIP Code	
<b>27. Inventories</b>				
Have any inventories of the debtor's property been taken within 2 years before filing this case?				
<input checked="" type="checkbox"/> No				
<input type="checkbox"/> Yes. Give the details about the two most recent inventories.				
<b>Name of the person who supervised the taking of the inventory</b>		<b>Date of inventory</b>	<b>The dollar amount and basis (cost, market, or other basis) of each inventory</b>	

Debtor Winning Solutions Real Estate LLC  
Name \_\_\_\_\_

Case number (if known) 21-60050

**Name and address of the person who has possession of inventory records**

27.1. \_\_\_\_\_

Name \_\_\_\_\_  
Street \_\_\_\_\_  
\_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

28. List the debtor's officers, directors, managing members, general partners, members in control, controlling shareholders, or other people in control of the debtor at the time of the filing of this case.

Name	Address	Position and nature of any interest	% of interest, if any
_____	_____	_____	0.00%

29. Within 1 year before the filing of this case, did the debtor have officers, directors, managing members, general partners, members in control of the debtor, or shareholders in control of the debtor who no longer hold these positions?

No

Yes. Identify below.

Name	Address	Position and nature of any interest	Period during which position or interest was held
_____	_____	_____	From _____ To _____

30. Payments, distributions, or withdrawals credited or given to insiders

Within 1 year before filing this case, did the debtor provide an insider with value in any form, including salary, other compensation, draws, bonuses, loans, credits on loans, stock redemptions, and options exercised?

No

Yes. Identify below.

Name and address of recipient	Amount of money or description and value of property	Dates	Reason for providing the value
-------------------------------	--	-------	--------------------------------

30.1. \_\_\_\_\_

Name \_\_\_\_\_

Street \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

**Relationship to debtor**

Debtor Winning Solutions Real Estate LLC  
Name \_\_\_\_\_

Case number (if known) 21-60050

**31. Within 6 years before filing this case, has the debtor been a member of any consolidated group for tax purposes?**

No

Yes. Identify below.

<b>Name of the parent corporation</b>	<b>Employer Identification number of the parent corporation</b>
_____	EIN: _____

**32. Within 6 years before filing this case, has the debtor as an employer been responsible for contributing to a pension fund?**

No

Yes. Identify below.

<b>Name of the pension fund</b>	<b>Employer Identification number of the pension fund</b>
_____	EIN: _____

**Part 14: Signature and Declaration**

**WARNING --** Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

I have examined the information in this *Statement of Financial Affairs* and any attachments and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 04/08/2021  
MM/ DD/ YYYY

X

/s/ Randy Williams

Signature of individual signing on behalf of the debtor

Position or relationship to debtor  
Chapter 7 Trustee in Case No.  
20-33367-H4

Printed name Randy Williams

Are additional pages to *Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy* (Official Form 207) attached?

No

Yes

BBVA Compass Bank  
Houston Banking Center Northwest  
2101 Mangum Rd  
Houston, TX 77092-8531

Capital One  
Attn: Bankruptcy  
PO Box 30285  
Salt Lake City, UT 84130-0285

Capital One  
P.O. Box 5253  
Carol Stream, IL 60197

Citizens National Bank  
Mexia Branch  
405 E. Milam St., P.O. Box #110  
Mexia, TX 76667

CRMOD Lubbock, P.C.

Dollar General  
701 Roosevelt Ave.  
Selma, AL 36701

Family Dollar  
225 East Loop  
Teague, TX 75860

Family Dollar  
12190 Plank Road  
Baton Rouge, LA 70811

FD Teauge, TX Holdings, LLC  
2439 Kuser Rd.  
Hamilton, NJ 08690

Freestone County  
PO Box 257  
Fairfield, TX 75840

Insight Vision Care, P.C.

John Mayer  
7700 San Felipe 550  
Houston, TX 77063

Robert Meyers  
P.O. Box 1669  
Waco, TX 76703

Chike Rotimi Mordi  
3583 Mustang Ridge Lane  
Pearland, TX 77584

Newtek Small Business  
Finance LLC  
1981 Marcus Ave 130  
Lake Success, NY 11042

Orgin Bank  
PO Box 1325  
Ruston, LA 71273

Chinenye Oga Ozougwu  
3583 Mustang Ridge Lane  
Pearland, TX 77584

Plains Capital Bank  
2925 Richmond Ave. 100  
77098

Regions Bank  
PO Box 11007  
Birmingham, AL 35288-0000

Scott Ritchenson  
821 E Southeast Loop 323 530  
Tyler, TX 75701

Bruce J. Ruzinsky  
1401 McKinney 1900  
Houston, TX 77010

Signature Bank  
6065 Roswell Rd. 110  
Atlanta, GA 30328

Todd H. Surden  
6400 Powers Ferry Road NW 400  
Atlanta, GA 30339

The Hanover Insurance  
Company  
Brown and Joseph LLC  
One Pierce Place 770W  
Itasca, IL 60143

United Wholesale  
Attn: Bankruptcy  
585 South Blvd E  
48341

Vielma Vision Eyecare Inc.

WELLS FARGO BANK  
Attn: Bankruptcy  
1 Home Campus MAC X2303-01A  
Des Moines, IA 50328

WELLS FARGO BANK  
Attn: Bankruptcy  
1 Home Campus MAC X2303-01A  
Des Moines, IA 50328

Kristen Yadlosky  
6400 Powers Ferry Road NW  
Atlanta, GA 30339

IN THE UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF TEXAS  
VICTORIA DIVISION

IN RE: Winning Solutions Real Estate LLC

CASE NO 21-60050

CHAPTER 7

**VERIFICATION OF CREDITOR MATRIX**

The above named Debtor hereby verifies that the attached list of creditors is true and correct to the best of his/her knowledge.

Date 04/08/2021

Signature /s/ Randy Williams  
Randy Williams, Chapter 7 Trustee in Case No. 20-33367-H4